



AGENDA
BOARD OF ZONING APPEALS MEETING
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS, WISCONSIN
NOVEMBER 9, 2016
6:00 P.M.

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Richfield Board of Zoning Appeals, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum, (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: "Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.")

1. Call to Order/determination of quorum
2. Verification of Open Meetings Law compliance
3. Roll Call
4. Pledge of Allegiance
5. Approval of Minutes
 - a. September 23, 2015 - Regular Meeting
6. Recess and reconvene to gather additional information at 1736 Swindon Court (Tax Key: V10_0201005)
7. Reconvene at Village Hall
8. PUBLIC HEARING
 - a. Discussion/Action regarding a variance application submitted by Mr. Justin Viste for property located at 1736 Swindon Court (Tax Key: V10_0201005)
9. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at www.richfieldwi.gov.

Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice.

Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 with as much advance notice as possible.

1. Call to Order

Chairman Robert Bilda called the meeting to order at 6:00 p.m.

2. Verification of Open Meetings Law Compliance

Village Administrator Healy stated that the meeting notice had been posted at all three (3) U.S Post Office buildings, Village Hall and online. Additionally, proper Class II Public Notice was published in the West Bend Daily News.

3. Roll Call

In attendance were Chairman Robert Bilda, Board Members Jack Lietzau, Justin Perrault, Richard Schlei, first alternate Rob McDonald, and second alternate Diane Sommers.

Board Member Brian Gallitz had an excused absence.

First alternate Rob McDonald was named a voting member of the Board for the evening.

Village Administrator Jim Healy, Administrative Services Coordinator KateLynn Schmitt, Village Attorney John Macy and Village Planner Tim Schwecke were also present.

4. Pledge of Allegiance

5. Approval of Minutes

a. August 26, 2015– Regular Meeting

Motion by Board Member Rob McDonald to approve the meeting minutes from August 26, 2015, as drafted; Seconded by Board Member Justin Perrault; Motion passed without objection.

6. Recess and Reconvene to gather additional information at 4916 Lakeview Ave (Tax Key: V10_056200A)

Motion by Board Member Jack Lietzau to recess and reconvene at 4916 Lakeview Ave (Tax Key: V10-056200A); Seconded by Board Member Rob McDonald; Motion passed without objection.

7. Reconvene at Village Hall

Motion by Board Member Jack Lietzau to reconvene 6:50PM; Seconded by Board Member Rob McDonald; Motion passed without objection.

8. PUBLIC HEARING

- a. Discussion/Action regarding a variance application submitted by Mr. Steven and Amy Masters for property located at 4906 Lakeview Ave (Tax Key: V10_)**

Motion by Board Member Rob McDonald to open the Public Hearing; Seconded by Board Member Justin Perrault; Motion passed without objection.

Don Thoma, 2111 Wildlife Lane, Accurate Survey stated that petitioners are asking for a variance for fill and that the Coyle's have extended the fill as far as possible.

Village Administrator Jim Healy asked Mr. Thoma about the storm water management system.

Mr. Thoma stated that he has designed the storm water system on the impervious surfaces on the property will be managed on the lot. Mr. Thoma explained that water will be collected and directed to rain gardens near the lake.

Administrator Healy asked Mr. Thoma to explain the unique property limitations at the Coyle's property.

Mr. Thoma explain that the lot has a limited width and the house the Coyle's are proposing is slightly larger than their current home on the property.

Administrator Healy then asked what the proposed footprint of the new home would be.

Mr. Thoma said the new home would have a footprint of 696 square feet. Mr. Thoma explained the total hard surface area is 910 square feet including house and sidewalks.

Administrator Healy ask Mr. Thoma to explain the hardship of the property.

Mr. Thoma asked Ms. Ann Coyle to respond to the question

Ann Coyle, 499 Broadview Avenue, Highland Park, IL stated that the home has structural issues and that Village Code would only allow improvements to the home up to half of the assessed value of the home because it is a non-conforming structure. Ms. Coyle state that this limit would not allow for sufficient improvements.

Board Member Rob McDonald asked how they plan to maintain the retaining wall.

Mr. Thoma said they chose to have retaining wall 3' off of lot line for the drainage system and as a compromise to be in compliance as much as possible with Village Code.

Village Administrator Healy gave his report on the variance. Administrator Healy said this lot is substandard compared to a normal Friess Lake lots. Administrator Healy stated that the lot is 43 feet wide and that the petitioner is seeking a house that is 20 feet wide with a retaining wall 3' off the property line on one side and 1' on the other side property line.

Board Member Robert Bilda asked Administrator Healy if the petitioner still has to apply to FEMA or another authority for Approval.

Village Planner Tim Schwecke stated that the variance approval is the first step in the two step process. The second step is the Floodplain Application this is where the Wisconsin DNR looks at the fill being brought into the site, the elevation of the first floor and if the fill will affect the floodplain level by raising the regional flood elevation.

Motion by Board Member Jack Lietzau to close the public hearing; Seconded by Board Member Rob McDonald; Motion passed without objection.

Motion by Board Member Rob McDonald to direct staff to draft a formal decision letter regarding the variance petition, specific conditions of approval as listed below, proceedings, and general outcome with the intention that this letter will be signed by the voting members of the Board of Zoning Appeals and a copy of said document will be provided to the petitioner.

Specific Conditions of Approval

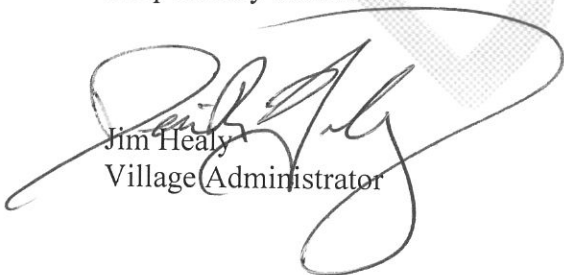
1. The homeowners must obtain a certified plat of survey that is determined to be satisfactory by the Village.
2. A Floodplain Permit must be obtained from the Village.
3. The retaining wall on the west side of the home must be a minimum of 3 (three) feet off of the property line.
4. The maximum building envelope can be no more than 24 feet x 50 feet.
5. And the minimum elevation of the retaining wall is 962.50'.

Seconded by Board Member Justin Perrault; Motion passed without objection by roll call vote.

9. Adjournment

Motion by Board Member Brain Gallitz to adjourn; Seconded by Board Member Rob McDonald; Motion passed without objection at 8:47 p.m.

Respectfully Submitted



Jim Healy
Village Administrator



VILLAGE OF RICHFIELD
BOARD OF ZONING APPEALS COMMUNICATION FORM
MEETING DATE: November 9, 2016

SUBJECT: Variance Petition for 1736 Swindon Court (Tax Key: V10_0201005)

DATE SUBMITTED: November 2, 2016

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE BOARD OF ZONING APPEALS BELIEVE THE APPLICANT MET THE BURDEN FOR PROVING AN UNNECESSARY HARDSHIP, UNIQUE PROPERTY LIMITATIONS, AND A COMPELLING PUBLIC INTEREST FOR THE REQUESTED VARIANCE FROM 70.134(C)(2), RELATING TO THE PLACING OF AN ACCESSORY STRUCTURE AHEAD OF A PRINCIPLE STRUCTURE OR 70.194(G)(2) RELATING TO THE STREET YARD SETBACK OF PRINCIPLE STRUCTURES?

ISSUE SUMMARY:

The issue before us tonight is whether or not the petitioner has made a compelling case for the requested 'Area Variance'. Our applicant tonight is requesting one of two (2) variances. From Section 70.134(C)(2) which states that "Accessory uses and structures are permitted only in the rear and/or side yard..." and 70.194(G)(2) which states that the street yard setback for principle structures located in the Rs-2, Single Family Residential District is 50'. Given the plurality of the request and the practical fact that his request can only be considered as "either or" but not both, we must examine both independently. Both variance requests he is seeking would place the detached structure or attached structure 16' from the front property boundary line off of the north side of the driveway.

With the proposed accessory structure location for the detached and attached options, the petitioner is requesting a variance of approximately 34' (16' off of the street right-of-way) so that he may have the ability to construct an accessory structure in front of his home as a detached structure or somehow mechanically or structurally attached at the same distance for it to be considered "attached". From speaking with the Village's Building Inspector, he believes he is interested in constructing a breezeway. The petitioner is requesting a 1,196 square foot garage, which is under the threshold of 1,212 allowed by Code for properties in this residential district. The subject property is 1.86 acres, which is 0.36 acres larger than the minimum lot size required by this zoning district. As a corner lot, the home has two (2) front yard setbacks and a rear yard.

Area variances provide an incremental relief (normally small) from a physical dimensional restriction such as building height or setback (*State ex rel. Ziervogel v. Washington County Bd. Of Adjustments, 2004*). As you know, in order to legally grant a variance, the petitioner must prove three different criteria, 1) unnecessary hardship, 2) unique property limitations, and a 3) compelling public interest.

The notion of a stand-alone use, one use per lot, which is common and typical in most zoning ordinances in Wisconsin is actually a relatively recent phenomenon. Going back in history, it wasn't unusual to have multiple uses on one lot or even under the same roof. In this situation we are dealing with an 'Accessory Use/Structure'. For background, this type of use is defined as:

"A use or detached structure subordinate to the principal use of a structure, land or water and location on the same lot or parcel serving a purpose customarily incidental to the permitted principal use or the structure in which the principal use is housed."

In looking at this term or use from a 35,000-foot view, the classification of an 'Accessory Use/Structure' allows communities to selectively permit (or to prohibit) subordinate uses associated with the principal use of the land. It also provides communities greater specificity in classifying land use designations. The placement of these structures provides uniformity to a neighborhood and helps determine the relationships and placement between structures. In the Village's Zoning Code, these provisions are located in 70.134, entitled "Site Restrictions".

In the Village's Zoning Code there are multiple variations of "setbacks" which depend greatly on the zoning classification the parcel is in and the size of the parcel in question. That is not the case with those provisions which are found in 70.134. These provisions are intended to be 'all encompassing' and applicable to every parcel in the Village of Richfield, regardless of zoning



VILLAGE OF RICHFIELD
BOARD OF ZONING APPEALS COMMUNICATION FORM
MEETING DATE: November 9, 2016

classification or size. The only parcels in the Village where 'detached accessory structures' may be constructed in front of homes are those parcels which abut Bark Lake, Friess Lake, Amy Belle Lake, and Lake Five.

UNNECESSARY HARDSHIP

For this type of variance, unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose or would render conformity with such restrictions unnecessarily burdensome (*State ex rel. Ziervogel v. Washington County Bd. Of Adjustment, 2004*). To determine whether this standard is met, our Board should consider the purpose of the zoning ordinance in question, its effects on the property, and the short-term, long-term, and cumulative effects of granting the variance (*State ex rel. Ziervogel v. Washington County Bd. Of Adjustments, 2004*).

Applicant's Response:

"Based off of existing zoning variances and the physical limitations of the property, building a garage would create an unnecessary burden on Kourtney and Justin Viste as homeowners."

Staff's Response:

Based on the response given, Staff is not convinced they have met this burden. It is the belief of Staff that the variance justification in question does not effectively state why compliance with the ordinances would unreasonably prevent the property owner from using the property for a permitted purpose or to what degree compliance would be unnecessarily burdensome. As a reminder, an applicant may not claim hardship because of conditions which are self-imposed (*State ex rel. Markdale Corp v. Bd of Appeals of Milwaukee, 1965; Snyder v. Waukesha County Zoning Board of Adjustments, 1976*). The circumstances of an applicant (growing family, need for a larger garage, business storage, etc.) are also not a factor in deciding variances (*Snyder v. Waukesha County Zoning Bd. of Adjustment, 1976*). Additional information will need to be gathered during the site visit and Public Hearing to determine if this standard is met.

UNIQUE PROPERTY LIMITATIONS

Unnecessary hardship must be due to unique physical limitations of the property, such as steep slopes or wetlands that prevent compliance with the ordinance (*State ex rel. Spinner v. Kenosha County Bd. Of Adjustments, 1998*).

Applicant's Response:

"There are unique limitations of our property, which create an unnecessary hardship in order to build a garage. Those limitations are due to the drainage of the property when considering the position of the home on a corner lot with varying elevation. I have provided a map showing possible building areas (Striped) and obstructions due to access of the lot, drainage of the lot, elevations on north and south sides of the home, and primary/secondary septic sites."

Staff's Response:

Applicant's argument for having unique property limitations due to varying elevations and drainage patterns in the subdivision in Staff's opinion are arguably his best because they meet the 'spirit' of what the Legislature contemplated. As a Staff, we went back and researched the originally drafted letters from the then Town of Richfield to the Developer from the winter of 1978. We were unable to find any information relating to permanent drainage easements on Lot 5, but we did see significant information regarding drainage easements on Lot 7, located on the south side of Swindon Hill Road. From looking at the Washington County GIS aerial overview, it appears on the eastern property boundary line there is a culvert to move water



VILLAGE OF RICHFIELD
BOARD OF ZONING APPEALS COMMUNICATION FORM
MEETING DATE: November 9, 2016

under the road. Additional information will need to be gathered during the site visit and Public Hearing to determine if this standard is met.

PUBLIC INTERESTS:

A variance may not be granted which results in harm to public interests (*State v. Winnebago County, 1995; State v. Kenosh County Bd. Of Adjustments, 1998*). In applying this test, the Zoning Board should review the purpose statement of the ordinance and related statutes in order to identify public interests. In light of public interests, zoning boards must consider the short-term and long-term impacts of the proposal and the cumulative impacts of similar projects on the interest of neighbors, the community, and even the state. Review should focus on the general public interest, rather than the narrow interests or impacts on neighbors, patrons or residents in close proximity of the project.

Applicant's Response:

"If the variance would be granted, the garage would not be contrary to the public interest. We have approached all our neighbors within 300' and more importantly the ones that live on the dead end cul-de-sac where we reside; we have received no opinion contrary to the construction of the garage."

"Two years ago we bought this property, which was not occupied for the five previous years (according to our neighbors) it was the blight of the neighborhood. We rolled up our sleeves and got to work, we have transformed the property into the beautiful lot before you today. We have been thanked and complemented on the reversal of fortune for the neighborhood. With that being said, we will put the same effort and thought into the construction, placement and look of this garage if given approval of the variance."

"We have enclosed a petition in support of the garage I circulated throughout our neighborhood. Our neighbors understand we are asking only for an area variance, which could potentially raise the values of the neighborhood comps with the added garage."

Staff's Response:

In looking at the totality of what this decision may have on the Village, oftentimes the first place to look as a Staff is the actual intent of what the "Site Restrictions" are intended to accomplish. As stated previously, this section of the Village Code applies to all parcels in the Village. These are essential standards and are the 'baseline', for lack of a better term, of our zoning code.

From looking at the petition from a globalized perspective, one could make an argument that allowing the placement of garages in front of homes or other similar properties may have a negative cumulative effect. It certainly is not common and typical to see accessory garages in front of homes, not only in Richfield, but just generally speaking. Staff is of the mindset that the public interest is served best and the spirit of the ordinance is followed when citizens are allowed a reasonable use of their property as prescribed by the Village Code. In reviewing the Declaration of Restrictions for the Ishnala Subdivision, it should be noted that Subsection 5 states the following:

"No building shall be located on any lot nearer to the front lot line or nearer to the side yard line than the minimum building setback lines as prescribed by the Town of Richfield...."

... "All setbacks must be approved by the Town of Richfield and be in conformity with its building and zoning regulations."



VILLAGE OF RICHFIELD
BOARD OF ZONING APPEALS COMMUNICATION FORM
MEETING DATE: November 9, 2016

Interestingly enough, the inclusion of this provision in the Declaration of Restrictions further bolsters and supports the school of thought that it is reasonable to assume this provision is a generally accepted principle for municipal planning.

Please also note that the lack of objections from neighbors does not provide a basis for granting a variance (*Arndorfer v. Sauk County Bd. Of Adjustments, 1991*). More information will need to be gathered during the Public Hearing to see whether or not this standard has been met.

FUTURE IMPACT & ANALYSIS:

REVIEWED BY:

Village Deputy Clerk

Forward to Village Board: No
Additional Approvals Needed: No
Signatures Required: YES

ATTACHMENTS:

1. Class II Public Hearing Notice
2. Application materials submitted by Applicant
3. Declaration of Restrictions
4. Site Restrictions, Section 70.134
5. Rs-2, Single Family Residential District, Section 70.194
6. Potential building footprint overlays and site plans

STAFF RECOMMENDATION:

MOTION TO DIRECT STAFF TO DRAFT A FORMAL DECISION LETTER REGARDING THE VARIANCE PETITION, PROCEEDINGS, AND GENERAL OUTCOME WITH THE INTENTION THAT THIS LETTER WILL BE SIGNED BY THE VOTING MEMBERS OF THE BOARD OF ZONING APPEALS AND A COPY OF SAID DOCUMENT WILL BE PROVIDED TO THE PETITIONER.

APPROVED FOR SUBMITTAL BY:

VILLAGE CLERKS USE ONLY
BOARD ACTION TAKEN

Village Staff Member

Village Administrator

Resolution No. _____

Continued To: _____

Ordinance No. _____

Referred To: _____

Approved _____

Denied _____

Other _____

File No. _____

(Class II Public Notice)
NOTICE OF PUBLIC HEARING
VILLAGE OF RICHFIELD
Wednesday, November 9, 2016

PLEASE TAKE NOTICE:

Notice is hereby given pursuant to Section 19.84, Wis. Stats., and provisions of the Village of Richfield Code of Ordinances, that the Village of Richfield Board of Zoning Appeals will conduct a public hearing on Wednesday, November 9, 2016 at 6:00 p.m. at the Village Hall, located at 4128 Hubertus Road, Hubertus, WI 53033, to consider the variance petition submitted by Mr. Justin Viste for property located at 1736 Swindon Court (Tax Key: V10_0201005). The petitioner is seeking a variance from applicable "Site Restriction" development standards in Section 70.134(C)(2) of the Village Code relating to the placement of detached accessory structures in front of principle structures, or a variance from applicable development standards in Section 70.194(G)(2) relating to the front yard setbacks of principle structures located in the Rs-2, Single Family Residential District Zoning District. The Board will convene the meeting at the time specified above. Pursuant to provisions of the Village of Richfield zoning ordinance, the Board will view the subject property at that time. Following the site inspection, the Board will reconvene at the Village Hall for further deliberations and potential action on the petition. A copy of the petitioner's application is available for inspection at the Village Hall, at the above address. All interested parties will be heard. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's Office at (262)-628-2260 with as much advance notice as possible.

Dated this October 25, 2016

Publication Dates:

October 29, 2016

November 1, 2016

Jim Healy
Village Administrator

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS;

THAT WHEREAS, the undersigned, Charles A. Scholl and Ronald W. Nickel, are the owners of real estate which has heretofore been divided and recorded as ISHNALA, being a Subdivision of part of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 9, T9 N, Range 19 E, Town of Richfield, Washington County, Wisconsin, which the undersigned intend to convey as parcels for residential purposes only, and

WHEREAS, the undersigned desire to impose certain restrictive covenants for the purpose of providing for harmonious development of residential buildings and land uses with respect to said real estate.

NOW, THEREFORE, the undersigned do hereby covenant and declare that the following restrictions shall apply to all of the foregoing real estate and that the same shall by the recording hereof, be incorporated in all deeds and conveyances executed by the undersigned conveying portions of said real estate, to-wit:

1. LAND USE AND BUILDING TYPE: Lots shall be used for single family residential purposes only. No building shall be erected, altered, placed or permitted to remain on any lot other than one, single-family dwelling not to exceed 2 $\frac{1}{2}$ stories in height and an attached garage for not less than 2 and not more than 3 motor vehicles, together with such accessory structures as may be permitted under applicable zoning regulations and approved by the Architectural Control Committee.

2. ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location and elevation of the structure have been approved by the Architectural Control Committee as to workmanship, materials, harmony of external design with existing structures, location with respect to topography and finish grade elevation. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line unless similarly approved. Committee approval must be obtained prior to application for building permit.

3. DWELLING QUALITY AND SIZE:

(a) No dwelling shall be permitted on any lot until materials and design are approved by the Architectural Control Committee and proposed workmanship has been reviewed and approved.

(b) The ground floor area of the main structure, exclusive of open porches and garages, shall be not less than 1700 square feet for a one-story dwelling, nor less than 1100 square feet for a dwelling of more than one story.

4. DRIVEWAY INSTALLATION: Prior to the commencement of any construction, the property owner shall install a crushed stone base course for the driveway which shall be used by all vehicles during construction so as to minimize the transfer of earth, mud and debris from the lot onto the public roadway.

5. BUILDING LOCATION: No building shall be located on any lot nearer to the front lot line or nearer to the side yard line than the minimum building setback lines as prescribed by the Town of Richfield. For the purpose of this covenant, steps and open porches shall not be considered as a part of a building, provided, however, that this provision shall not be construed to permit any portion of a building to encroach upon another lot. All setbacks must be approved by the Town of Richfield and be in conformity with its building and zoning regulations.

6. REDIVISION PROHIBITED: No lot as platted may be redivided for building purposes.

7. EASEMENTS AND UTILITY: Easements for installation and maintenance of utilities are reserved as shown on the recorded plat. All service connections shall be underground. Each owner is obligated to permit the Wisconsin Electric Power Company and the telephone utility to install underground wiring at convenient locations.

8. NUISANCES: No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

9. TEMPORARY STRUCTURES: No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

10. SIGNS: No sign of any kind shall be displayed to the public view on any lot except 1 sign of not more than 1 square foot to give notice of the occupant's profession; 1 sign of not more than 6 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during construction and sales period.

11. LIVESTOCK AND POULTRY: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that 1 dog, 1 cat and 1 of any other household pet may be kept provided that they are not kept, bred or maintained for any commercial purposes.

12. GARBAGE AND REFUSE DISPOSAL: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

13. WATER SUPPLY AND SEWAGE SYSTEM: No individual water supply system or sewage disposal system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the State of Wisconsin, Washington County and the Town of Richfield. Approval of such system shall be obtained from such authorities.

14. ARCHITECTURAL CONTROL COMMITTEE-MEMBERSHIP: The Architectural Control Committee is composed of Charles Scholl. Upon the death or resignation of Charles Scholl, the Committee shall be Grace Scholl.

15. PROCEDURE-RE: ARCHITECTURAL CONTROL COMMITTEE: The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, (or in the event, if no suit to enjoin the construction has been commenced prior to the completion thereof), approval will not be required and the related covenants shall be deemed to have been fully complied with.

16. GRADE OF LOT: The final grade of all lots and any and all grading changes shall be with the approval of the Building Inspector of the Town of Richfield and the Architectural Control Committee.

17. MAINTENANCE OF IMPROVEMENTS:

(a) All of the owners of lots within the subdivision shall be jointly and severally responsible and liable for the landscaping and maintenance of all street islands within the subdivision.

(b) The owner of each lot shall be responsible for the maintenance and repair of the street curb-gutter of such lot.

(c) In the event the owners of lots within the subdivision fail to maintain the street islands or in the event an owner of a lot shall fail to maintain or repair his street curb-gutter, the Town of Richfield shall give written notice of such fact to the owner (s) specifying the matters in which the Town considers the maintenance to be deficient. The owner (s) shall have 20 days after such notice to rectify the maintenance deficiencies and in the event of failure to do so (or at the end of any reasonable extension agreed to between the owner (s) and Town) the Town shall have the right to either correct and perform such maintenance through its own employees, using its own equipment, or to contract for the doing of the work by an independent contractor. The Town shall invoice the owner (s) for such expenses by mail which invoices shall be paid in full by the owner (s) not later than 30 days after mailing. In the event an owner does not pay such invoice within such time, it shall be considered delinquent and the Town shall have the right to enforce collection of such invoice by extending the same on the current or the next succeeding tax roll as an unpaid special assessment, collectible as other unpaid special assessments, with the same force and effect as though the Town had fully complied with the Wisconsin Statutes with respect to levying special assessments. This provision constitutes the owner (s) consent and waiver to all special assessment notices and hearings which may be required by law to collect the charges authorized by this provision.

18. RECREATIONAL VEHICLES: All recreational vehicles must be kept within an enclosed roof area.

19. ABOVE GROUND SWIM POOLS: All above ground swim pools must be decoratively fenced.

20. TERMS: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

IN WITNESS WHEREOF, the said parties have executed these presents on this 23rd day of July, 1979.

Charles A. Scholl
Charles A. Scholl
Ronald W. Nickel
Ronald W. Nickel

State of Wisconsin)
Washington County) ss.
Waukesha County)

Personally came before me this 23rd day of July, 1979, the above named CHARLES A. SCHOLL and RONALD W. NICKEL, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Joseph M. Jung
Washington County, Wisconsin Notary Public
Waukesha County, Wisconsin
My commission Nov. 14, 1982

Village of Richfield, WI
Thursday, November 3, 2016

Chapter 70. Zoning

ARTICLE II. Administration and Enforcement Generally

Division 4. Permits and Fees

70.134. Site restrictions.

[Ord. No. 01-03-05, § 2, 3-15-2001; Ord. No. 01-04-02, § 1, 4-19-2001; Ord. No. 01-07-01, § 1, 7-19-2001; Ord. No. 02-10-02, § 1, 10-17-2002; Ord. No. 05-01-04, § 1, 1-20-2005; Ord. No. 06-10-05, § 1, 10-19-2006] No land shall be used or structure erected where the land is unsuitable for such use or structure by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of the Village and its citizens. The Village engineer, in applying the provisions of this section shall, in writing, recite the particular fact upon which he bases his conclusion that the land is not suitable for a certain use. The applicant shall have an opportunity to present evidence contesting such unsuitability if he so desires. Thereafter the Village Plan Commission may affirm, modify, or withdraw the determination of unsuitability. In any event, the following requirements must be met:

- A. All lots or parcels shall abut upon a public street, road, or highway and each lot shall have a minimum frontage of 50 feet or as otherwise required by these regulations.
- B. All principal structures in single-family and two-family residential districts shall be located on a lot or building space in a condominium development; and only one principal structure shall be located, erected, or moved onto a lot or building space. The Village Plan Commission may permit more than one structure per lot in other districts where more than one structure is either needed or suitable for orderly development of the parcel. Where additional structures are permitted, the Village Plan Commission may impose additional yard requirements, landscaping requirements, or parking requirements or require a minimum separation distance between principal structures.
- C. Accessory uses and detached accessory structures. Accessory uses and accessory structures are permitted in all zoning districts as specified in the appropriate district regulations and herein. Additional regulations and requirements affecting accessory uses and structures may be adopted by through separate developer agreements, subdivision deed restrictions or covenants, or homeowners' association restrictions.
 - 1. Accessory uses and structures are permitted only after the principal use or structure is present or under development or construction.
 - 2. Accessory uses and structures are permitted only in the rear and/or side yard, except for the following which are permitted in any yard:
 - a. Vegetation, landscaping, and other landscape items, e.g., bird baths, fountains, lawn sculptures, wishing wells, etc.;

- b. Attached porches, stairways, etc.;
 - c. Fences in accordance with applicable location, height, type, material, and yard requirements contained herein;
 - d. Gardens;
 - e. Rummage sales provided such sales do not exceed four consecutive days and do not occur more than six times per year.
 - f. Detached accessory structures, including storage sheds and garages, to be constructed on residential lots or parcels abutting Bark Lake, Friess Lake, Lake Amy Belle, and Lake Five.
3. Landscaping, vegetation, and fences shall not be required to meet applicable building setback and yard requirements but shall be located a minimum of one foot from all property lines.
 4. Accessory uses not requiring or involving a structure, public or private utility equipment installations in underground vaults or similar facilities, and all swimming pools shall not be required to meet applicable building setback requirements but shall be located a minimum of 10 feet from all property lines. Accessory structures greater than 192 square feet in area including but not limited to detached garages, stables, storage buildings, etc., shall meet all applicable building setback and yard requirements specified in the appropriate district regulations but shall be located a minimum of 10 feet from all property lines.
 5. Accessory buildings shall be located not less than 10 feet to any other structure, provided, however, that the Planning and Zoning Administrator alone may grant a variance of up to five feet from this requirement based on evidence presented and agreed to by the Building Inspector indicating that all other applicable state, federal, and Village zoning and building code regulations can be met; and the accessory structure is not designed nor intended to store or contain flammable liquid in amounts that exceed those considered incidental to the operation of yard, gardening, recreational or passenger vehicles or equipment; or the accessory building will be designed and constructed with a fire wall as if it were attached to the principal building or structure.
 6. Accessory buildings and structures shall not exceed a maximum height as set forth in the following table provided that the height of an accessory building or structure shall not exceed the height of any existing principal structure; shall not exceed the horizontal distance or setback from the nearest point of the accessory building or structure to the nearest property line; and all other Village, county, and state building and zoning regulations can be met:

Accessory Building/Structure Maximum Height Restrictions

	Accessory Buildings < = 192	Accessory Buildings > 192
Residential Zoning Districts	15 feet	20 feet
All Other Zoning Districts/a	n/a	25 feet

7. Accessory buildings on lots or parcels located in all residential districts, including the Rs-1, Rs-1a, Rs-1b, Rs-1r, Rs-2, Rs-3, and Rs-4 zoning districts, shall be limited to the maximum number and area of accessory buildings set forth in the following table based on the total net area of the lot or parcel upon which said structures are to be located provided, however, that historically significant barns or other buildings shall not be counted toward or included in this limitation if such barns and buildings are intact, structurally sound and not dilapidated:

Accessory Building/Structure Number and Area Restrictions

Lot/Parcel Area (acres)	Equipment Storage		Garage/Vehicle Storage	
	N o . o f Buildings	M a x i m u m Area (square feet)¹	N o . o f Buildings	M a x i m u m Area (square feet)¹
< = 0.99	1	192	1	720
1.0 to 1.49	1	192	1	870
1.5 to 1.99	1	192	1	1,020
2.0 to 2.49	1	192	1	1,170
2.5 to 2.99	1	192	1	1,320
3.0 to 3.99	1	192	2	1,470
> = 4.0	2	1% of total lot area for all buildings	2	1% of total lot area for all buildings

Notes:

For parcels <=4.0 acres, the maximum areas allowed for the two different sized buildings may be combined if only one detached building is constructed on a parcel. Exterior building materials (excluding roof, windows and doors) for all accessory garage and vehicle storage buildings to be constructed on lots or parcels located in the Rs-1a, Rs-1b, Rs-1r, Rs-2, Rs-3, and Rs-4 residential zoning districts and exceeding 192 square feet shall have good architectural character and detailing so as to be complimentary to the principal building to which it is accessory. The exterior materials for such structures shall be the same as or comparable to that used for the principal structure or residence and, be comprised of not less than 75% wood (excluding wood sheathing, e.g., T-III plywood), brick, stone, textured concrete masonry, architectural precast concrete, and/or aluminum or vinyl siding. The use of prefabricated steel panels or other similar materials is strongly discouraged; the use of prefabricated panels or wood sheathing on more than 25% of exterior building surfaces is prohibited. Accessory buildings on lots or parcels located in an agricultural, business or other nonresidential district shall meet all area, height, etc., requirements set forth in the applicable district regulations.

8. Construction of accessory structures on a lot or parcel under the same ownership of an abutting lot or parcel upon which a principle permitted use structure is located or under construction may be permitted by the Plan Commission and Village Board upon approval of a conditional use permit.
9. The temporary sale of motorized vehicles and recreational equipment, including but not limited to automobiles, trucks, vans, motorcycles, boats, snowmobiles, personal watercraft, selfcontained motorized campers and camping trailers, from property not properly zoned for such uses as either a principal or conditional use may be an acceptable accessory use provided all of the following conditions and restrictions are satisfied:
 - a. All such vehicles and/or recreational equipment for sale are owned and, where applicable, licensed or titled to one or more of the members of the household owning and/or occupying the property from which such items are for sale;
 - b. The number of vehicles and recreational equipment available and advertised for sale at any one time shall not exceed a total of three;
 - c. All vehicles and recreational equipment available and advertised for sale shall be located outside of all public road or highway rights-of-way and not closer than 10 feet from the perimeter boundaries of the subject property;

- d. The time period during which a particular vehicle and/or recreational equipment is available and advertised for sale shall not exceed 20 consecutive days and not more than six such periods per year.
- D. Building/zoning permits issued for a lot or parcel which abuts a public street dedicated to only a portion of its proposed width and located on that side thereof from which required dedication has not yet been secured, shall take into account the proposed width in establishing setbacks.
- E. Lots abutting more restrictive zoning districts shall provide side and rear yards not less than those required in the more restrictive abutting district or shall be modified for a distance of not more than the length or width of one lot from the district boundary line so as to equal the average of the street yards required in both districts.
- F. Soil limitations. Certain soil types within the Village as shown on the operational soil survey maps prepared by the U.S.D.A. Soil Conservation Service (SCS) in cooperation with the southeastern state regional planning commission, have severe or very severe limitations for on-site soil absorption sanitary sewerage disposal facilities because of one or more of the following reasons: high or fluctuating water table, flooding, groundwater contamination, silting, slow permeability, steep slopes, or proximity to bedrock. Therefore, all on-site soil absorption sanitary sewerage disposal facilities are prohibited on certain soil types as set forth and prescribed in the Village land division regulations, chapter **66**.
- G. No river or stream shall be altered or relocated until such alteration has been applied for and granted in accordance with the requirements of section 70-107 or the appropriate codes and ordinances of the Village.
- H. Structures or plantings proposed to be located within the defined horizontal area of solar detriment of a use in existence on the effective date of the ordinance from which this chapter is derived, having an operational active solar system may not be placed either initially or at some future date so as to intrude into the defined vertical area of solar detriment of the existing use.
- I. No land disturbing activity or land development activity affecting any land, water body or wetland area of the Village shall occur or commence without obtaining all applicable permits and/or approvals from the Plan Commission and/or Village Board pursuant to this division or other Village ordinances, and development regulations including, but not limited to, the land division regulations of chapter **66**, the erosion control and stormwater management ordinance (chapter 58), as well as all applicable county, state, and federal statutes, rules, and regulations, including the state department of natural resources (DNR) and the Army Corps of Engineers (ACOE).
- J. Berms.
 - 1. Requirements. The following requirements shall be adhered to for construction of all berms:
 - a. Side slope/grade. The maximum side slope on all sides of a berm shall not be steeper than 3:1 (one-foot vertical increase in height over a three-foot horizontal length);
 - b. Crown/transition. A berm shall have a less steep and nearly flat top or crown with a minimum width equal to 1/2 the maximum height at that location;
 - c. Height. The maximum height of a berm shall be three feet as measured from the average predeveloped or natural grade elevation to the top or crown of the berm. Berms greater than three feet shall not be permitted, unless exempted in subsection 4;
 - d. Shape and uniformity. Berms shall be sculptured, undulating, and non-uniform in height, width, side-slope, and appearance;
 - e.

Setbacks. Berms shall not be installed in any public right-of-way, in any vision triangles, or in any location that would further reduce or impair sight distances at any driveway/public road intersections. The nearest point of a berm shall be setback from all property lines and road rights-of-way a minimum distance of two feet for every one foot of the total berm height at that location, or, as may otherwise be required to meet other standards or limitations in this chapter;

- f. Utility easements. Berms or any portion thereof shall not be installed over utility easements that would hamper or preclude access to such easements nor be installed under overhead utility lines that would reduce the vertical clearance below that deemed acceptable by the utility company or operator;
 - g. Material. Berms shall be composed and/or constructed of earth. Berms shall not contain nonearth fill materials such as concrete, asphalt, wood, garbage, metal, etc. A minimum of four inches of topsoil shall be provided;
 - h. Drainage and erosion control. Berms shall not be installed in a manner that diverts, delays, increases, holds back, or otherwise impairs the control of erosion and the overland flow of stormwater run-off from that which is intended, planned, or needed to control water run-off safely and efficiently. Best management practices shall be used during the period of construction and installation of a berm. Culverts or tiles may be required and/or installed through a berm (at right angles to the berm axis) in accordance with standards set forth in the Village's stormwater and erosion control ordinance, chapters 57 and 58;
 - i. Vegetation. At a minimum, berms should be planted with a low maintenance ground cover consisting of native grasses and/or a prairie grass/flower mix (Note: taller grasses and flowers can provide a higher, natural screening that may allow a lower berm height). A combination of deciduous and evergreen trees and shrubs should be planted along the base and slightly up into a berm in nonuniform groupings or clusters and not along the top or crown in a continuous, uninterrupted, and uniform pattern. The placement of large, deciduous trees is discouraged in those areas of a berm that are comprised exclusively of fill material given the potential for wind resistance and toppling. Deciduous trees should be planted near or along the base of a berm and not within the side slopes beyond a vertical point that is more than one-third of the total berm height. Smaller, evergreen trees and shrubs having less wind resistance and chance for toppling should be planted along or near the base of a berm and not within the side slopes beyond a vertical point that is more than two-thirds of the total berm height;
 - j. Fences. Fences shall not be installed at the top or crown of a berm. Subject to any other fencing requirements and limitations, solid, privacy-type fencing should not be installed within fill areas or side slopes of a berm. Low, split-rail or other open and decorative-type fencing should be installed along or near the base of a berm.
2. Permits. The construction of all berms shall require the issuance of a berm permit, unless exempted in subsection d. Applications for berm permits shall be submitted on forms specified by the Planning and Zoning Administrator, and permits will be granted only if the Planning and Zoning Administrator determines that the berm will meet the requirements of this section.
 3. Time. Berms shall be built and fully graded, seeded and/or landscaped in compliance with the specifications approved in the berm permit within one calendar year after the permit is issued.
 - 4.

Exceptions. A berm permit is not required if the installation of the berm is expressly approved by the Village as part of another permit or approval (e.g., subdivision plat, certified survey map, site plan, mining permit or conditional use permit for the usage of the site).

*Village of Richfield, WI
Thursday, November 3, 2016*

Chapter 70. Zoning

ARTICLE III. Districts

70.194. Rs-2 Single-Family Residential District.

[Ord. No. 94-01-01, § 2, 1-13-1994; Ord. No. 99-07-01, § 1, 7-15-1999]

- A. Intent. The Rs-2 single-family residential district is intended to provide for single-family residential development at densities not exceeding 0.67 dwelling unit per net acre. Further, this zoning classification is restricted solely to properties located within Rs-2 single-family residential district prior to January 1, 1994.
- B. Permitted Principal Uses. Permitted principal uses in the Rs-2 district are as follows:
 - 1. Single-family dwellings with attached garages.
 - 2. Foster homes and community living arrangements.
 - 3. Family day-care homes as set forth in Wis. Stats. § 66.304.
- C. Permitted accessory uses. Permitted accessory uses in the Rs-2 district are as follows:
 - 1. Minor home occupations as provided for in section 70.303.
 - 2. A yard and gardening equipment storage structure not to exceed 180 square feet in floor area.
 - 3. One temporary nonilluminated for sale sign not larger than 10 square feet in area placed by the owner or his agent for the one-time sale of personal goods, land, or buildings (see section 70.186).
- D. Conditional uses (see section 70.241). Conditional uses in the Rs-2 district are as follows: Residential planned unit development (PUD) such as cluster developments and detached condominiums. The Rs-2 district lot size and frontage and yard requirements may be varied provided that adequate open space shall be provided so that the average intensity and density of land use shall be no greater than that permitted for the Rs-2 district. The proper preservation, care and maintenance by the original and all subsequent owners of the exterior design and all common structures, facilities, utilities, access and open spaces shall be assured by deed, plat restrictions, and/or condominium declaration, enforceable by the Village. All PUDs in the Rs-2 district shall comply with the following minimum standards:
 - 1. The minimum PUD development area shall be 10 acres.
 - 2. The minimum PUD lot area shall be one acre per dwelling unit.

3. The minimum PUD lot width shall be 150 feet at the building setback line.
 4. Land that has less area and/or otherwise cannot meet the minimal dimensional standards required for this Rs-2 district may be added to this Rs-2 district by combining such land with a lot or parcel already located in this Rs-2 district, provided that all of the following criteria can be met:
 - a. The land to be added is not a separate lot or parcel;
 - b. The combination of additional land and the resulting total lot or parcel area does not result in, nor provide the opportunity for, the creation of additional and separate lots or parcels;
 - c. The land to be added is or will be legally combined with and attached to an adjoining lot or parcel located within the same Rs-2 district;
 - d. The land to be added is or will be under the same or common ownership as the adjoining lot or parcel to which it is or will be attached; and
 - e. The land to be added is used for the same principal and/or accessory uses allowed in this Rs-2 district.
 5. The minimum PUD building area height and setbacks shall be the same as required for permitted principal uses.
 6. No detached structure shall be located closer than 50 feet to another structure within the PUD development. Yards adjacent to exterior property lines shall not be less than those required for permitted principal uses.
 7. Each lot must be served by a county approved standard on-site soil absorption sewage disposal system.
 8. Major home occupations as provided for in section 70.303(B).
- E. Lot area and width. Lot area and width in the Rs-2 district are as follows:
1. Lots shall have a minimum net area of 65,000 square feet.
 2. Lots shall have a width of not less than 200 feet at the building setback line.
- F. Building height and size. Building height and size in the Rs-2 district are as follows:
1. No principal building or parts of a principal building shall exceed 35 feet in height.
 2. The minimum floor area of a dwelling unit shall be 1,300 square feet; not less than 1,050 square feet on the main entry floor level of a two or more story building; and no bedroom shall be less than 100 square feet in area, exclusive of closets.
 3. The sum total of the first floor area of the principal building and all accessory buildings shall not exceed 8% of the lot area.
 4. The disturbance (grading, tree cutting, filling, digging) on a lot or parcel shall not exceed 10% of the total acres of the lot or parcel.
- G. Setback and yards. Setback and yards in the Rs-2 are as follows:
1. There shall be a minimum building setback of 50 feet from the right-of-way of all streets.

2. There shall be a side yard on each side of all structures not less than 30 feet in width.
 3. There shall be a rear yard of not less than 50 feet.
- H. Parking space. Off-street parking space in the Rs-2 district shall be as follows: There shall be a minimum of three off-street automobile parking spaces.
- I. Minimum utility service. The minimum utility service in the Rs-2 district shall be electricity, county approved wastewater treatment and disposal, and water supply systems.

Area Variance

No variance(s) that would remove or make less strict or severe any setback, frontage, height, building or yard location, or other area restrictions and/or requirements that apply to a property and/or structure in any zoning district shall be granted by the Board unless it finds based on the evidence and testimony submitted as part of the public record that all of the following facts and conditions exist:

- Unnecessary Hardship
- Unique Property Limitations
- Public Interest

The Board of Appeals may impose special conditions on any use or development being proposed in order to ensure that these criteria can and will continue to be met. Only the minimal amount of relief necessary to allow reasonable use or development of the property will be granted. Unless otherwise stipulated by a condition of approval, variances that permit some type of building or development will expire after twelve (12) months unless the building or development commences within 12 months and continues in reasonable manner toward completion.

Property Owner Information

Name: Justin Viste
Company Name: _____
Mailing Address: 1736 Swinden Ct
City: Richfield State: WI Zip: 53076
Phone Number: 414-416-4412 Fax: _____ Email: Viste.medical@yahoo.com

Property Information

Tax Parcel Number: V10 0201-005 Size of Parcel (acres): _____ Zoning: _____
Physical Address: 1736 Swinden Ct.
City: Richfield State: WI Zip: 53076

Request

What is the nature of your request for this variance? Example: to reduce the side yard setback from the required 30 feet to 25 feet in order to build an addition. _____

Section or Sections of Code

List the section or sections of the code that are related to your variance request. _____

What is the nature of your request for this variance?

- We would like to reduce the front yard setback on the North Side of my home from 50 ft. to 16ft. in order to build an addition to our garage.
- OR
- We would like to reduce the front yard setback on the North Side of our home from 50ft. to 16ft. and build a detached garage in front of our home.

Section or Sections of Code?

- TBD

Unnecessary Hardship:

- Based off of existing zoning variances and the physical limitations of the property, building a garage would create an unnecessary burden on Kourtney and Justin Viste as homeowners.

Unique Property Limitations:

- There are unique limitations of our property, which create an unnecessary hardship in order to build a garage. Those limitations are due to the drainage of the property when considering the position of the home on a corner lot with varying elevation. I have provided a map showing possible building areas (striped) and obstructions due to access of the lot, drainage of the lot, elevations on North and South sides of the home, and primary/secondary septic sites.

Public Interest:

- If the variance would be granted, the garage would not be contrary to the public interest. We have approached all our neighbors within 300ft and most importantly the ones that live on the dead end cul-de-sac where we reside; we have received no opinion contrary to the construction of the garage.
- Two years ago we bought this property, which was not occupied for the 5 previous years (according to our neighbors) and it was the blight of the neighborhood. We rolled up our sleeves and got to work, we have transformed the property into the beautiful lot before you today. We have been thanked and complemented on the reversal of fortune for the neighborhood. With that being said, we will put the same effort and thought into the construction, placement, and look of this garage if given approval of the variance.
- We have enclosed a petition in support of the garage I circulated throughout our neighborhood. Our neighbors understand we are

[Type text] 1736 Swindon Ct. Richfield, WI 53076- Garage Variance [Type text]

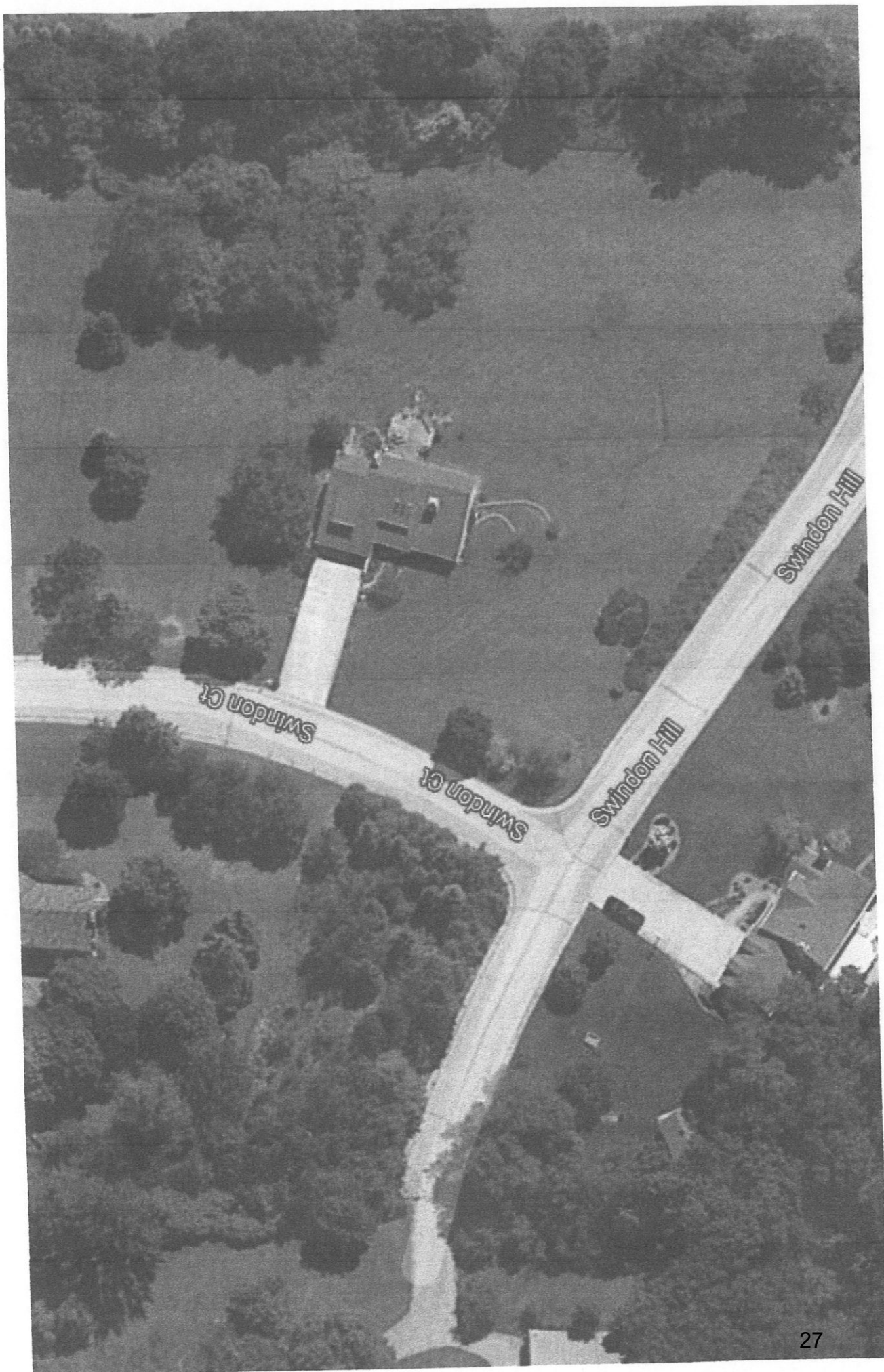
asking for only an area variance, which could potentially raise the values of the neighborhood comps with the added garage.

Since we have moved to Richfield, we have come to understand "the Richfield way". After approaching my neighbors and taking the time to show them an aerial rendering of our lot most have stated, I think you should be able to build it, "it's the Richfield way." With all of you being members of the Richfield community my wife and I ask you to approve this variance in order to continue "the Richfield way."

Preserving... A country way of life!

Thank you.

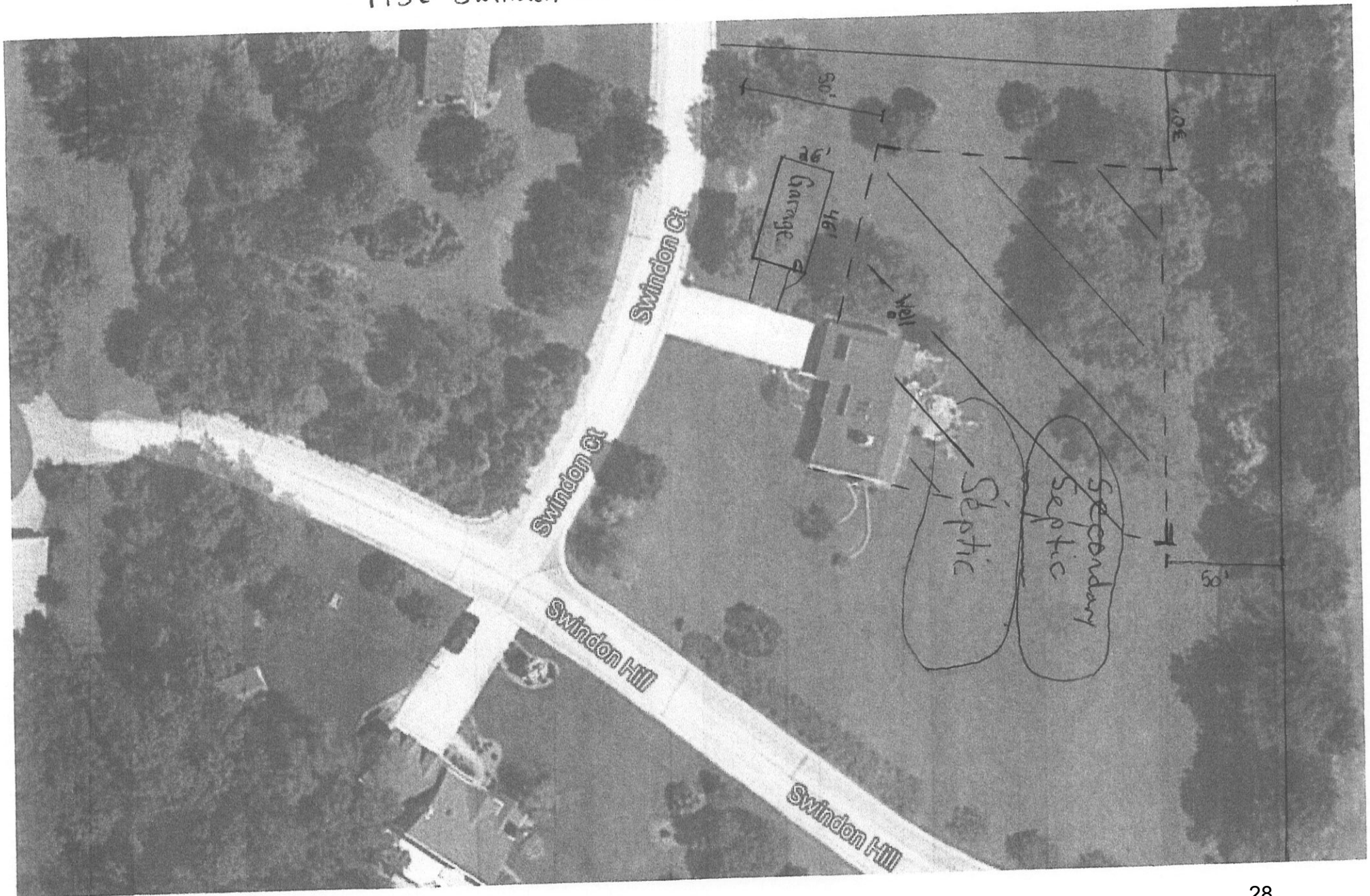
Justin and Kourtney Viste
1736 Swindon Ct.
Richfield, WI 53076

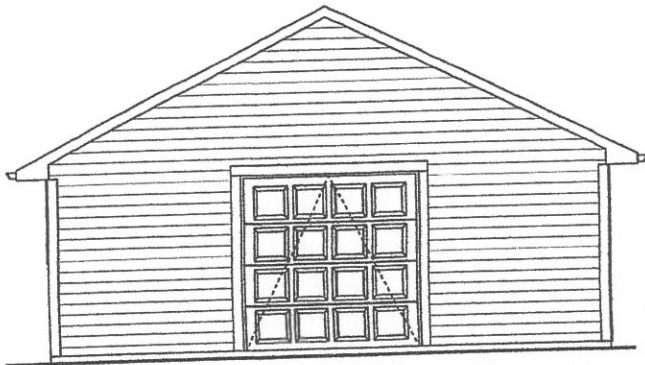


Justin + Kourtney Viste

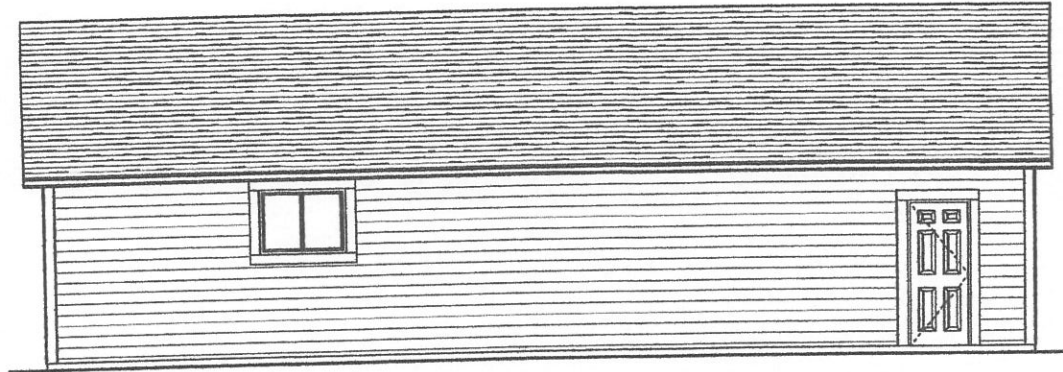
Go gle Maps

Viste Garage
1736 Swindon Ct. Richfield, WI 53076

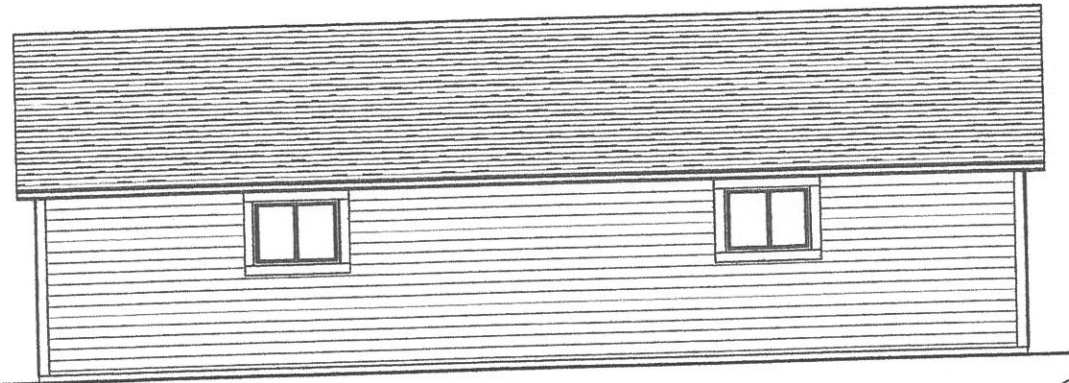




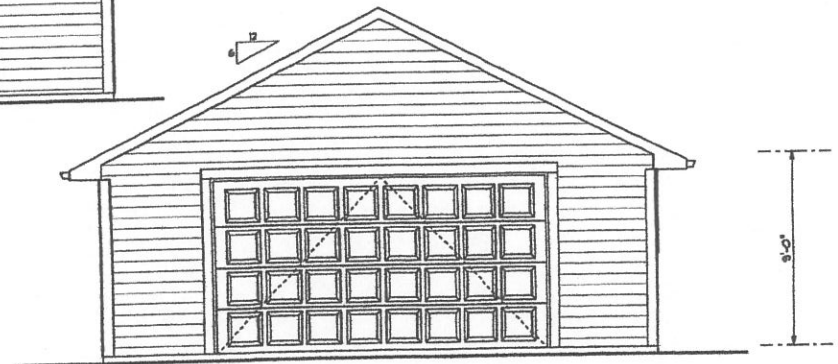
REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

426 RAILROAD ST.
ALLENTON, WI 53002
PH. (262) 620-5551
1-800-924-5551
WWW.ZUERN.COM

ZUERN
BUILDING PRODUCTS

OWNER: VISTE GARAGE

DATE: 09/15/10
REVISED

DWG BY:
GNF

1 OF 2

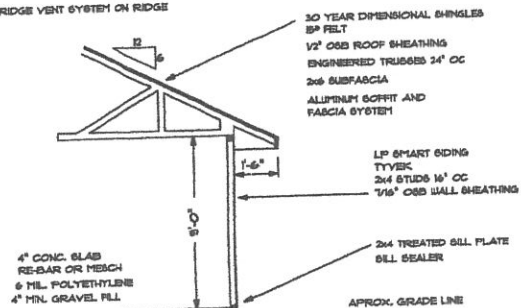
JOB#022110

HOME DESIGN / LUMBER / DOORS / WINDOWS / KITCHENS / SHINGLES / SIDING

12/25/10

Monday, September 13, 2016

RIDGE VENT SYSTEM ON RIDGE



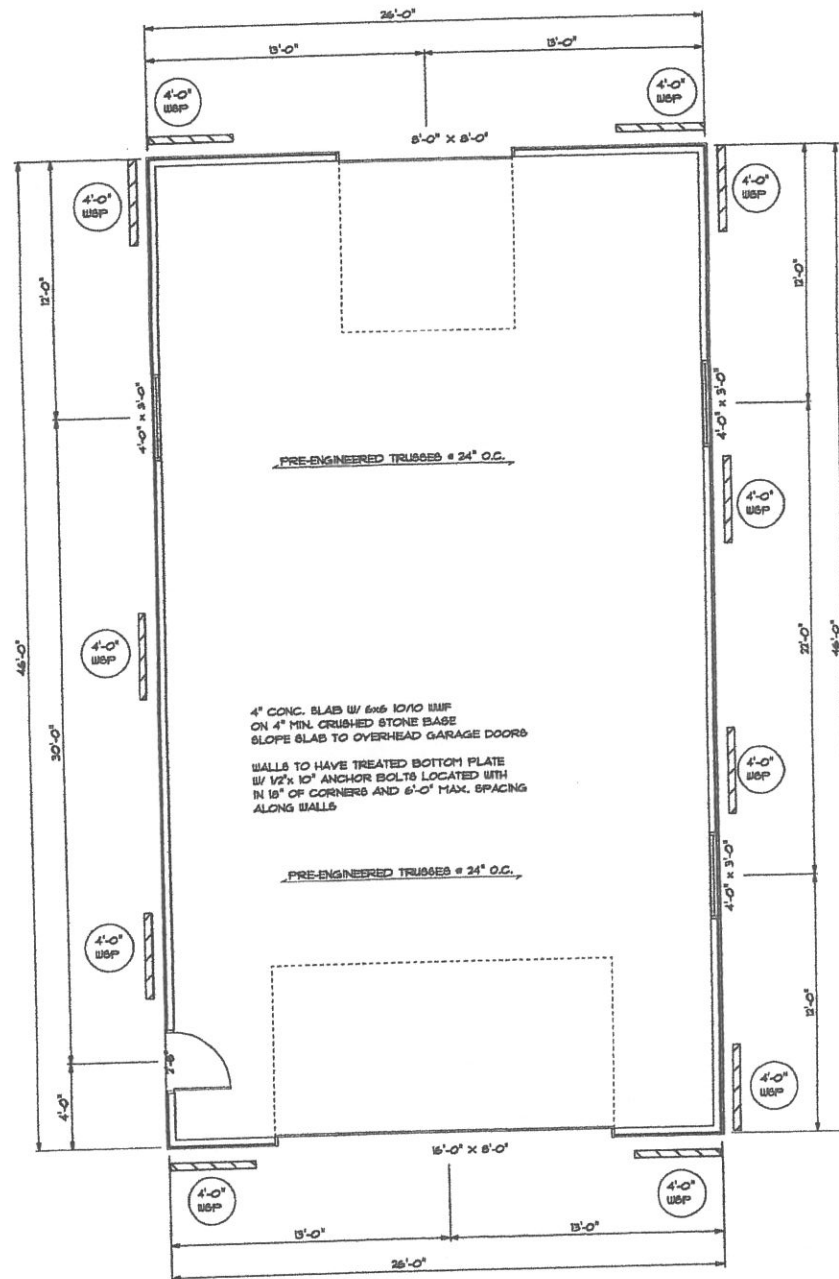
SECTION A-A

SCALE 1/4" = 1'-0"

NOTE:

ENTIRE STRUCTURE IS TO BE CONTINUOUSLY SHEATHED. PLEASE NOTE STRUCTURAL PANEL LOCATIONS MEETS MINIMUM CODE REQUIREMENTS.

ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER, AND BE FASTENED TO COMMON STUDS. HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER, AND BE FASTENED TO COMMON BLOCKING OF A MIN. OF 1 1/2" THICKNESS



1ST FLOOR PLAN

SCALE 1/4" = 1'-0"

426 RAILROAD ST.
ALLENSTON, WI 53502
PH. (262) 823-5551
1-800-924-5551
WWW.ZUERN.COM

ZUERN
BUILDING PRODUCTS

OWNER: **VISTE GARAGE**

DATE: 09/16/16

REVISION

DWG BY: GNF

2 OF 2

JOB#02210

HOME DESIGN / LUMBER / DOORS / WINDOWS / KITCHENS / SHINGLES / SIDING

